

The Quin Building

414 Brixton Road, SW9


















Iconic Victorian department store, converted to offer a rare opportunity to acquire offices in the heart of Brixton.

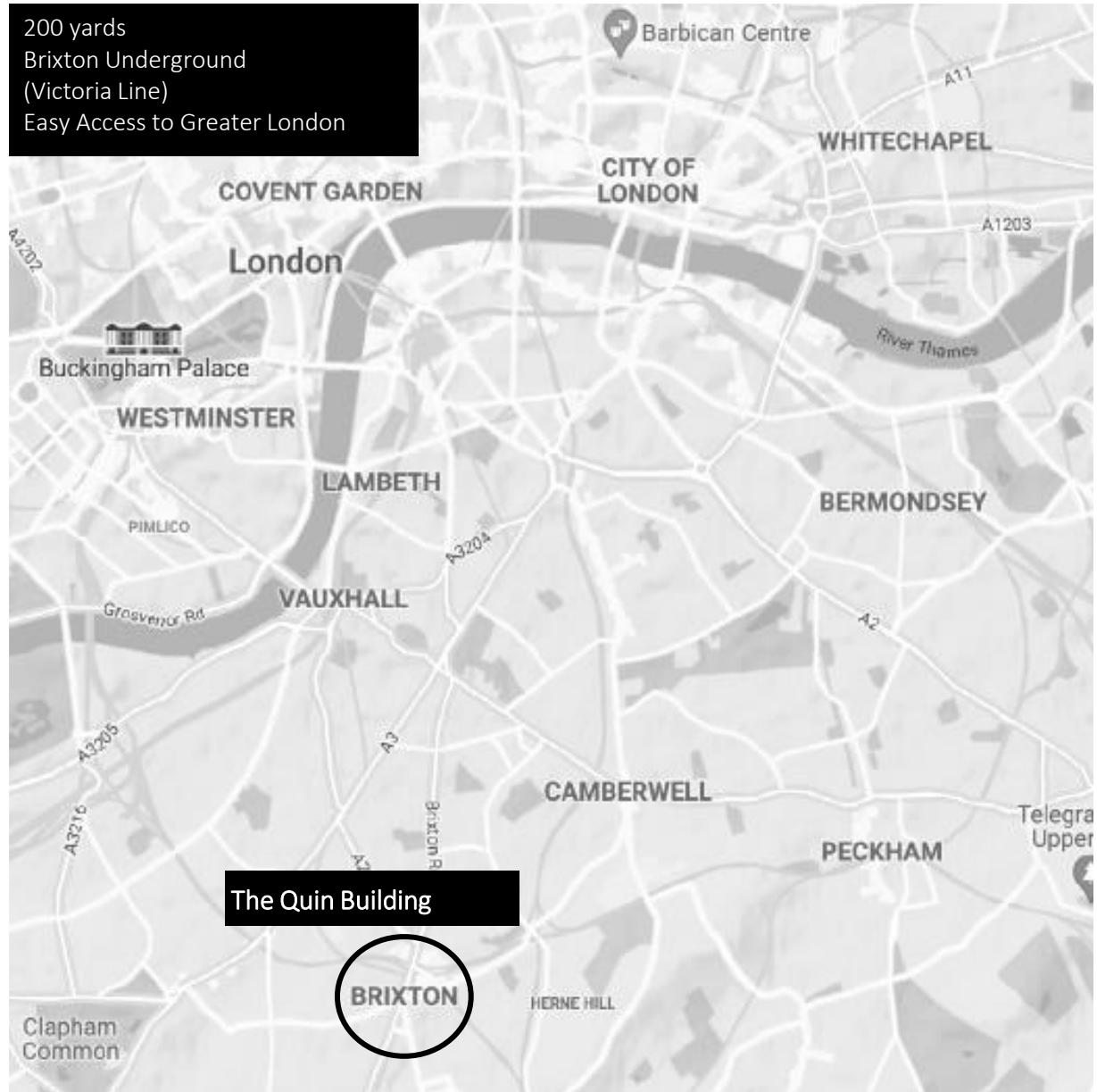
A local landmark building, careful restoration and conversion works are underway to provide three floors of offices with incredible floor-to-ceiling windows and original character features.

A contemporary refurbishment to Category A, with an inner-city industrial style retaining the period features within the design, with the option to have a Category A+/B fit-out completed as part of the refurbishment works.

A new leisure hub will be found on the Ground Floor, alongside a new restaurant and bar.

	Highbury & Islington	20 mins
	Kings Cross St. Pancras	18 mins
	Euston	14 mins
	Warren Street	13 mins
	Oxford Circus	12 mins
	Green Park	10 mins
	Victoria	8 mins
	Pimlico	7 mins
	Vauxhall	4 mins
	Stockwell	3 mins
	Brixton	Minutes from Brixton

200 yards
 Brixton Underground
 (Victoria Line)
 Easy Access to Greater London



A Bohemian neighbourhood bursting with culture and art, and fabulous food.

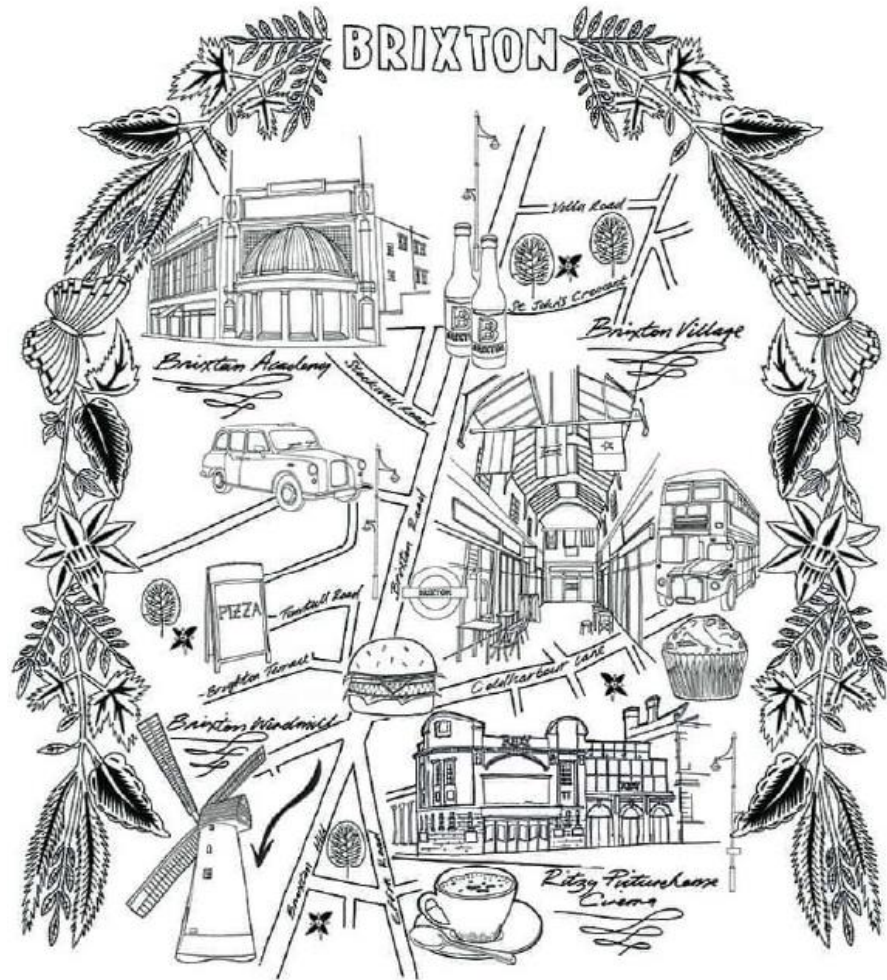


Dining & Drinking

- Tequila Mocking Bird
- The Landor
- Three Eight Four
- Lost In Brixton
- Barrio Brixton
- The Junction
- The Shrub and Shutter
- Dogstar
- Hacha Brixton
- Taproom Brixton

The Neighbours

- Brixton House (opening 2022)
- Fitness First Brixton
- The Juice Unit
- Azmarino Coffee
- Brixton Market
- Halifax
- Hot-pod Yoga Brixton
- The Wine Parlour
- Studio Z





Head over to Canova Hall for their wood fire pizza and sharing dishes, breakfast to bedtime.



Barrio Brixton fills London's neighbourhoods with its Latin attitude.



Breathe deeper, stretch further, sweat harder and melt into Hot-pod Yoga Brixton.



Pop Brixton- Temporary project, turned disused land into creative space for local, independent businesses.



Brixton House
A modern theatre in the heart of Brixton. Focusing on making the world a better place.



Whether you're a film lover or looking for a quiet drink - The Ritzy Picturehouse has it all.



Brixton Academy
The most iconic music venue in London with the 2nd largest theatrical stage in Britain.



Tate Library
The gift of Sir Henry Tate, opened in 1893 by the Prince of Wales, (later Edward VII).



Brixton Village Market
Wide range of food, best known for its African and Caribbean produce.



Studio Z Brixton, is 2,000 sq ft unique railway-arch multi-purpose Studio/Events Space & Kitchen Venue.



The offices are about to go through an extensive refurbishment which will bring new best in class creative space to Brixton.

Available over 1st, 2nd & 3rd floors providing a total of 53,067sq ft of creative workspace.

The building benefits with stunning features including high ceilings, natural light, industrial style, large open floor plates, exposed finishes and keeping the buildings heritage whilst modernising the space Flexible handover condition includes CAT A+ or CAT B to be carried as part of Landlord works

The workspace benefits from new ground floor reception area onto Brixton Road & include all end of trip facilities.



Specification

- Brick clad walls and bronze finishes
- Exposed period features
- Parquet flooring to all office floors
- Full height windows throughout
- Potential for Roof Terrace
- Suspended LED lighting
- Approximately 3.5 metres minimum floor to ceiling height
- VRF air conditioning
- Fully accessible raised floors
- Two passenger lifts
- Secure cycle spaces and lockers
- Generous shower Facilities



Schedule of Office Accommodation

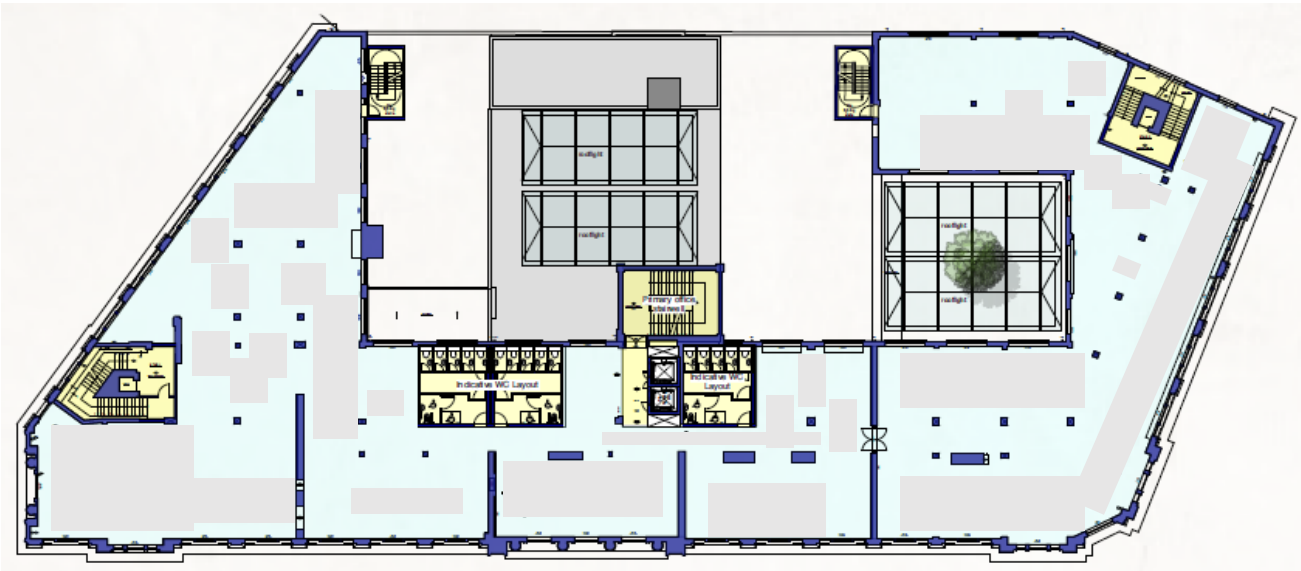
Third Floor	17,653 sq ft	1,640 sqm
Second Floor	17,707 sq ft	1,646 sqm
First Floor	17,707 sq ft	1,646 sqm
Total	53,067 sq ft	4,932 sqm

First Floor

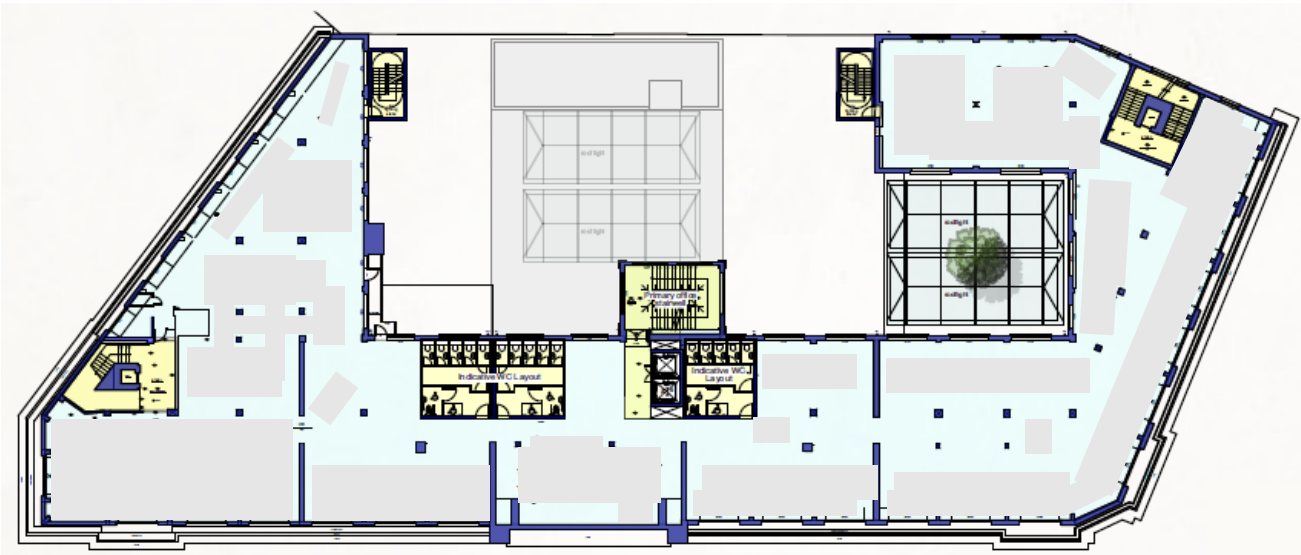
17,707 sq.ft. / 1,646 sq.m



Note: Not to scale, for indicative purposes only.

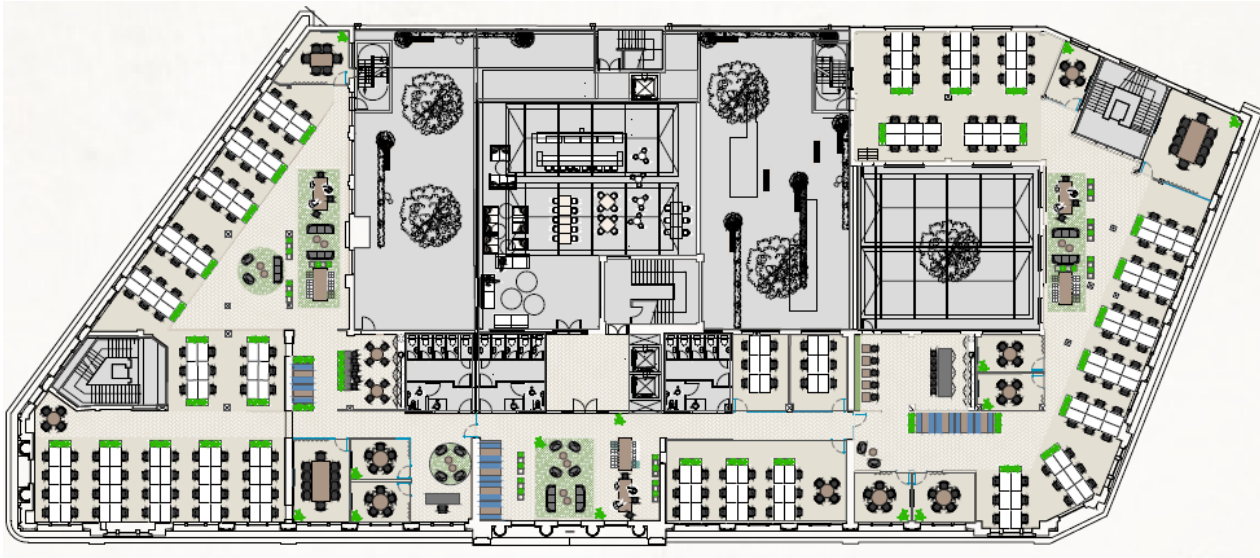


Second Floor
17,707 sqft / 1,646 sqm



Third Floor
17,653 sq ft / 1,640 sqm

Note: Not to scale, for indicative purposes only.



Agile working layout example
Total Headcount 184



Traditional layout example
Total Headcount 212

Note: Not to scale, for indicative purposes only.

Designed for your needs



Ready to occupy on day one



Meeting rooms



Reception area with front of house



Hotdesking



Flexible workspace arrangements



Breakout areas



Collaboration areas

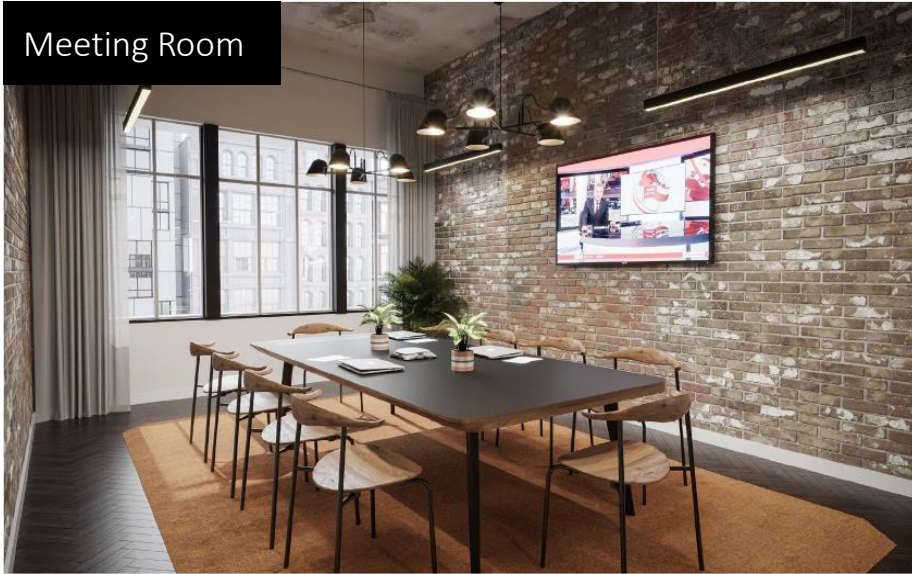


Fully cabled



High speed Wi-Fi

Meeting Room



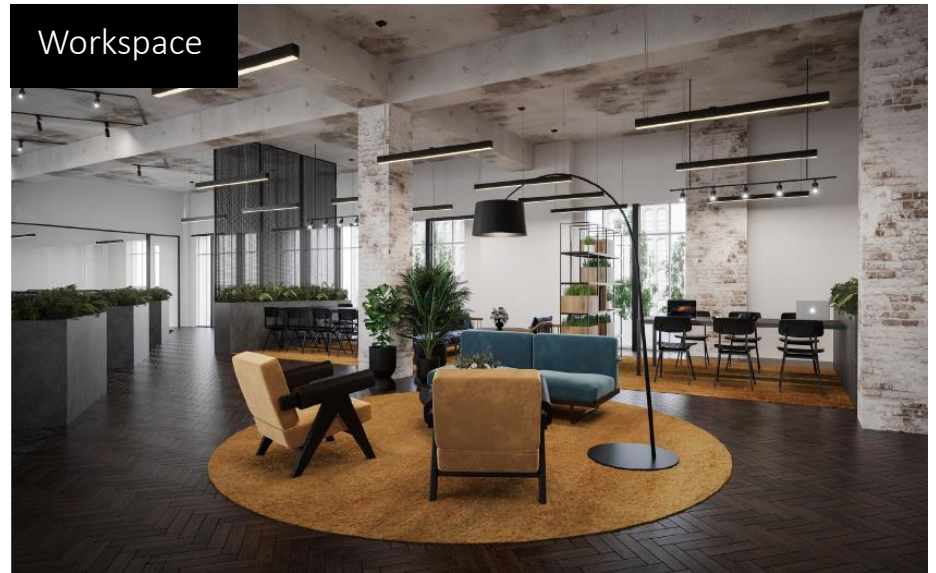
Communal Workspace



Kitchen



Workspace



Terms

Lease

New long term leases are available direct from the Landlord. Consideration will be given to letting the office on a floor-by-floor basis, or as a whole.

Timing

Landlord is seeking a pre-let of the whole or majority part and anticipates a construction programme of 18 -20 months.

Category A+ and Category B works available by negotiation; The Landlord can carry out the ingoing tenant's fit-out to provide a turn-key 'Day One' occupation.

Rent

Guide rent on application

For further information and viewings please contact:

Rob Skioldebrand
robertskioldebrand@brayfoxsmith.com
07769 725 412

Jake Stace
jakestace@brayfoxsmith.com
07597 685 889

Click the link below for the 3D tour:

<https://roundme.com/tour/804907/view/2541949/>

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct, but their accuracy is no way guaranteed.